



## TO LET

**196a Dalkeith Road, Edinburgh, EH16 5DU**

- 📍 Single windowed unit situated on busy thoroughfare
- 📍 2 miles south of Edinburgh city centre
- 📍 Suitable for a range of Class 1A uses
  - 📍 Qualifies for 100% rates relief
- 📍 Approximately 27.31 sq m (294 sq ft)



# ALLIED SURVEYORS SCOTLAND

## LOCATION

Dalkeith Road is situated some 2 miles south of Edinburgh city centre and is a busy traffic route connecting the city's Southside with periphery locations.

The subject property forms part of a small shopping parade with residential units above. It is situated on the west side of Dalkeith Road adjacent to the vennel leading to Newington Business Centre.

Public transport is widely available with restricted car parking nearby.

## DESCRIPTION

The subjects comprise a single windowed commercial premises with aluminium shop frontage arranged over ground floor of a traditional, four storey tenement building.

Internally, the property has a distinct front and rear shop arrangement connected by a passageway. Flooring is laminate with a suspended ceiling incorporating light fittings and wall mounted electric heating.

To the rear is a small tea prep and WC compartment.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

27.31 sq m (294 sq ft)

## RENT

Our client is seeking rental offers over £6,000 per annum (£500 pcm). VAT is not applicable.

## LEASE TERMS

The premises are available for immediate let on flexible terms for a period to be negotiated.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £3,100 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

## LEGAL COSTS

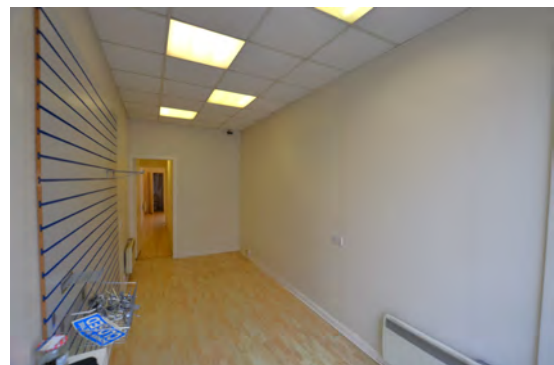
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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